

150.0

0006

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

811,000 /

811,000

811,000 /

811,000

811,000 /

811,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
282		GRAY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	VAN DYKE GARRET C JR	
Owner 2:	PENG BO	
Owner 3:		

Street 1:	282 GRAY ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

**PREVIOUS OWNER**

Owner 1:	DONOVAN JOHN H & MAUREEN P -
Owner 2:	-

Street 1:	282 GRAY ST
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476		

**NARRATIVE DESCRIPTION**

This parcel contains 6,563 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2704 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6563		Sq. Ft.	Site		0	80.	0.94	9									493,511						493,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6563.000		316,400		1,100		493,500		811,000							
Total Card							0.151		316,400		1,100		493,500		811,000		Entered Lot Size					
Total Parcel							0.151		316,400		1,100		493,500		811,000		Total Land:					
Source:							Market Adj Cost		Total Value per SQ unit /Card:		299.95		/Parcel:		299.9		Land Unit Type:					

Total Card / Total Parcel  
811,000 / 811,000  
811,000 / 811,000  
811,000 / 811,000

**USER DEFINED**

Prior Id # 1:	99495
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	01:55:25
LAST REV Date	Time
01/25/18	18:40:10
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN JOHN H		54613-32		4/29/2010		488,000	No	No		
		12319-144		10/31/1972		26,500	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/10/2014	1529	Re-Roof	12,725					Strip and re-roof.	1/14/2009	Measured	372	PATRIOT
									12/19/1999	Mailer Sent		
									11/19/1999	Measured	272	PATRIOT
									5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	5 - Cape			Full Bath:	2	Rating:	Good	CHK FOR INLAW APT.												
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:														
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:														
Foundation:	1 - Concrete			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good													
Color:	BROWN			A Kits:		Rating:														
View / Desir:				Frpl:	2	Rating:	Good													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	C - Average			<b>CONDOS INFORMATION</b>																
Year Blt:	1951	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:						No Unit	RMS	BRS	FL			
Prim Int Wall:	2 - Plaster			Functional:	T - Other	10.	%	Interior:						1	8	4				
Sec Int Wall:		%		Economic:			%	Additions:												
Partition:	T - Typical			Special:			%	Kitchen:												
Prim Floors:	3 - Hardwood			Override:			%	Baths:												
Sec Floors:		%		Total:	26.74	%		Plumbing:												
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:												
Subfloor:				<b>COMPARABLE SALES</b>				Heating:												
Bsmnt Gar:	1			<b>Rate</b> <b>Parcel ID</b> <b>Typ</b> <b>Date</b> <b>Sale Price</b>				General:												
Electric:	3 - Typical																			
Insulation:	2 - Typical																			
Int vs Ext:	S																			
Heat Fuel:	2 - Gas																			
Heat Type:	1 - Forced H/Air																			
# Heat Sys:	1																			
% Heated:	100	% AC:																		
Solar HW:	NO	Central Vac:		NO																
% Com Wall:		% Sprinkled:																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 150.0-0006-0007.A																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y		112X33	G	AV	1980		4.00	T	31.2	101			1,100		1,100		
More: N				Total Yard Items:				1,100	Total Special Features:								Total:	1,100		
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																				